

FOR SALE

Mount Pleasant, Plot 3 Ellesmere Road, St. Martins, Oswestry, SY11 3BE

GENERAL REMARKS

SERVICES

Mains electricity, water and drainage. Central heating via external air-source heat pump. None of these have been tested.

FIXTURES & FITTINGS

- Fitted carpets to lounge, hall, stairs, landing and bedrooms. Choice of colour.
- Fitted luxury vinyl tiles to kitchen/dining room. Choice of colour.
- Choice of Kitchen cupboard door colours.
- EV charging point.

TENURE

The tenure is freehold, and vacant possession will be available upon completion.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

To be assessed post-completion.

VIEWINGS

Strictly by appointment through the sole selling agents, Halls, Oswestry Office:
Tel: 01691 670320

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



FOR SALE

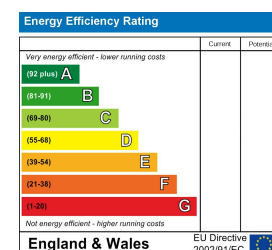
Offers in the region of £349,950

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s

- Premier four-bedroom detached home in private cul-de-sac
- Generous garden plot with lawn and paved terrace
- High-spec interiors with underfloor air source heating
- Integral garage and private driveway
- Walking distance to village shops and St Martins School
- Excellent access to Oswestry, Ellesmere & rail links at Gobowen

DESCRIPTION
Mount Pleasant is an elegant four-bedroom detached family home, one of the premier units within this thoughtfully arranged development. Positioned in a private cul-de-sac with generous gardens, this home offers high-quality specification, air source heating, and an integral garage. It blends modern energy-efficient living with quality interiors and is covered by a 10-year warranty.

SITUATION
Mount Pleasant (Plot 3) lies in the heart of St Martins village, close to local amenities including a supermarket, pub, and schools. The surrounding Shropshire countryside and nearby towns of Oswestry and Ellesmere offer further leisure and retail facilities. Gobowen Station is a short drive, offering direct rail links to Shrewsbury and Chester.

DIRECTIONS
From Oswestry, travel north on the A5 and take the exit to St Martins. Follow Ellesmere Road toward the village centre. Mount Pleasant forms part of the development on the right-hand side, with private driveway access.

W3W
//vitality.yield.menu (shared estate entrance)

SCHOOLING
St Martins School provides both primary and secondary education within walking distance. Private options include Moreton Hall, Ellesmere College, and Oswestry School.

THE PROPERTY
This new home is of brick façade and timber frame construction and features UPVC double glazing, a high-specification fitted kitchen, and bathrooms that can be tailored to individual tastes depending on the build stage. Underfloor heating is provided via an air source heat pump. The well-proportioned layout is ideal for families or down-sizers seeking spacious modern living in a village setting.

OUTSIDE
Mount Pleasant (Plot 3) benefits from a larger garden plot than most in the development, with enclosed lawned rear garden and paved terrace. The front has a landscaped approach, private driveway, and direct access to the garage.

THE ACCOMMODATION COMPRISES:
Entrance hall with cloakroom

- Spacious lounge
- Kitchen and dining area with garden access
- Principal bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Integral single garage

